

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 BARLOW STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|  |           |           |
|--|-----------|-----------|
| LOT 717 STODDART STREET SUNBURY VIC 3429 | \$555,900 | 07-Dec-23 |
| 128 ELIZABETH DRIVE SUNBURY VIC 3429     | \$554,900 | 26-Feb-24 |
| 5 WORRALL PLACE SUNBURY VIC 3429         | \$579,900 | 15-Aug-23 |

OR

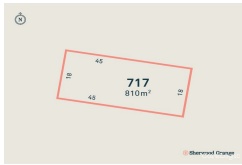
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 May 2024

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## LOT 717 STODDART STREET SUNBURY VIC 3429



Sold Price

RS

**\$555,900**

Sold Date

**07-Dec-23**

Distance

**3.52km**



## 128 ELIZABETH DRIVE SUNBURY VIC 3429



Sold Price

**\$554,900**

Sold Date

**26-Feb-24**

Distance

**3.52km**



## 5 WORRALL PLACE SUNBURY VIC 3429



Sold Price

**\$579,900**

Sold Date

**15-Aug-23**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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